

Relocation Program
North Harvard Project

RELOCATION PROGRAM

CODE NO. R-223(1)

A. Administrative Organization

1. Identification.

The Boston Redevelopment Authority will be the sole agency responsible for the relocation of all residents displaced from the project area.

2. Functions.

The function of the relocation staff is to carry out the relocation of families who will be displaced from the project area in accordance with this plan.

The relocation work program will be developed: (a) to keep the project area families and businesses informed of their status by means of news, newspapers and other publicity; (b) to issue formal letters of information and notification, including notification of the availability and conditions governing relocation payments; (c) to interview and register all project families and businesses and to keep a record of the particular needs of each site occupant; (d) to promote and compile satisfactory listings of available and suitable vacancies; (e) to inspect the condition of every available dwelling vacancy listed with the Authority; (f) to interview families after relocation to ascertain whether their needs have been adequately met; (g) to keep necessary records and reports, and to integrate property management and site clearance operations with relocation.

Families will be encouraged to find suitable housing for themselves on their own initiative, but will be informed and constantly reminded of the relocation service available at all times to assist in their efforts to find satisfactory accommodations.

3. Staff Organization.

The relocation staff will consist of: (a) a site manager; (b) professionally trained family relocation specialists; (c) relocation housing specialist; (d) claims examiner; and (e) one secretary-typist.

B. Relocation Standards

Each dwelling unit offered for relocation housing will be inspected by the relocation aide to establish the fact that the dwelling is decent, safe and sanitary and that it meets the following standards:

1. Physical Standards.

a. Sanitary, heating, ventilating and lighting facilities.

Each family shall occupy a dwelling unit which shall meet the following standards and which shall have the following facilities for the exclusive use of the family.

The dwelling unit must have:

1. A kitchen sink which is in good working condition and which is properly connected to the City water and sewer system;
2. Safe and adequate cooking facilities;
3. Safe and adequate heating facilities;
4. A room which affords privacy to a person within it and which contains a flush water closet and a lavatory basin in good working condition and properly connected to the City water and sewer system;
5. A room which affords privacy to a person within it and which contains a bathtub or shower in good working condition and properly connected to the City water and sewer system;
6. Adequate rubbish storage facilities and garbage disposal facilities;
7. Adequate and properly connected water heating facilities;
8. Every kitchen sink, lavatory basin, and bathtub or shower required as equipment for a standard dwelling unit shall be properly connected with both hot and cold water lines;
9. It shall be adequately lighted and ventilated;
10. There shall be two (2) safe, unobstructed means of egress leading to safe and open space at ground level.

b. Structural Conditions

It shall be structurally sound, in good repair, and shall be in an adequate state of maintenance.

The building examination schedule of the Boston Redevelopment Authority will be used to inspect and evaluate relocation housing, and will be maintained as a record of the condition of such housing.

c. Occupancy

1. There shall be a 150 sq. ft. of floor space for the first occupant of a standard dwelling unit and at least 100 additional sq. ft. of floor space for each additional occupant; floor space to be computed shall be the total habitable room area. Floor space shall be subdivided into sufficient rooms to be adequate for the family.
2. There shall be the following number of bedrooms for families of various sizes:

Size of Household (Family)	1	2	3	4	5	6	7	8 or more
Bedrooms per Household (Family)	1	1	2	2-3	3	3-4	4	5

2. Standards for Displacee's Ability to Pay.

The net monthly rental of the apartment, excluding the cost of electricity and gas, but including the cost of heat and water, shall not be more than 25% of the family's monthly income before taxes.

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The ability to purchase housing shall also be related to family income. With the use of Section 221 of the National Housing Act, and taking into consideration local financing practices, property taxes, maintenance, utility and operating charges, the following relations of sales price to income are feasible in the Boston area:

<u>Sales Price</u>	<u>Required Income Level</u>
\$ 6,500 - 10,000	\$ 3,000 - 4,000
10,000 - 14,000	4,000 - 6,000
14,000 & over	6,000 & over

3. Location Standards

The dwelling unit offered for relocation housing shall be located:

- So that the principal worker in the family can reach his place of employment with a reasonable time and at a reasonable commuting expense.
- In an area which meets the family's essential needs for public and commercial facilities.

The relocation staff will consult with the planning staff to ascertain areas scheduled for clearance in order to avoid insofar as possible a second future relocation of the family.

4. Temporary Relocation

Temporary relocation will be held to a minimum. It shall occur into a dwelling unit which:

- Contains facilities in working order.
- Is in a safe and habitable condition.
- Is sufficiently large for the family.

If temporary relocation is made for the convenience of the Authority, the cost of the move will not be charged to the resident's allowable Relocation Payment. Any other move will be charged against the resident's maximum allowable Relocation Payment.

The Authority is responsible for the relocation of every resident in the Project Area.

C. Proposals for Obtaining Relocation Housing

- Arrangements made with sources of existing private and public housing for obtaining:
 - Notification of Vacancies

Public Housing

Liaison between relocation staff and the Boston Housing Authority will be constantly maintained in order to insure maximum cooperation and effective referral of site families to the Boston Housing Authority.

Meetings between the Boston Housing Authority and staff of the Boston Redevelopment Authority have been held since January, 1962. The Commissioners have stated their

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ability and desire to house all site families eligible for public housing over the projected six (6) month displacement period.

A copy of a letter from the Chairman, Boston Housing Authority, is attached to the statement accompanying Form H-6122.

Private Housing

Vacancy listings will be compiled from notifications of vacancies from realtors, newspaper advertisements, special agencies, mail carriers, policemen and other informed persons.

Dwelling units on file are first inspected by the relocation staff to determine that they are decent, safe and sanitary in accordance with the Boston Housing Code, and to obtain information on the size and rent of the available unit.

b. Information on Size and Rent of Available Units

Through on-going relationships with site families and single individuals, the relocation staff will provide information on size and rents of available units that match the families' and individuals' housing needs.

c. Admission Preference for Referred Families

Displaced eligible families will be given preference in housing units located in renewal or redevelopment projects. Such families are also given priority in admission to public housing units.

The Special Admission Limits to public housing for families displaced by public redevelopment action are:

<u>Family Composition</u>	<u>Special Admission Limits</u> (Net Income Before Exemption)
1 - 2 persons	\$4,500 per annum
3 - 4 "	4,750 " "
5 - 6 "	5,125 " "
7 or more persons	5,500 " "

2. Adequacy of supply of existing housing expected to become available during the displacement period.

Estimates of local housing resources do not show any deficit of available housing to be used as relocation housing for residents during the displacement period. (See Form H-6122).

The rehousing staff will attempt to obtain maximum use of Section 221 of the National Housing Act and other sales housing programs. The staff will aid families and persons desiring and able to purchase housing to locate such housing and make applications for mortgages and FHA mortgage insurance, where appropriate.

3. Adequacy of supply of standard housing for low-income families.

It is expected that the supply of public and private housing will be sufficient to meet the requirements of low-income families.

Problems of handicapped, aged or large families will be handled by qualified persons on the relocation staff.

D. Relations with Site Occupants

1. Development of an Informational Program

The Boston Redevelopment Authority will implement an informational program to advise site occupants of the relocation assistance available to them. This will include official letters of information and notification, newsletters, brochures, and the development of contacts through local community organizations, where appropriate.

2. Interviews with Site Occupants

a. A complete survey of families and individuals whose living accommodations are to be acquired has been conducted. After the acquisition of property, residents will be informed:

- 1) that the Redevelopment Authority has acquired the property by eminent domain on said date;
- 2) of the reason for the acquisition;
- 3) of the Authority's basic objectives and policies with respect to relocation;
- 4) of the Authority's legal responsibility and obligations of relocation;
- 5) of the opening of a field office for official contacts, assistance and information, and the name of the person in charge, the address, and the hours of business;
- 6) of the availability of relocation payments;
- 7) of the obligation to pay use and occupancy charges to the Authority.

An informational booklet will be given to each site resident outlining the pertinent facts in simple, easy to read fashion.

The booklet will also contain a brief guide to families seeking their own accommodations as to what constitutes decent, safe, and sanitary housing.

3. General location and approximate business hours of the North Harvard Relocation Office

A Relocation Office will be located in the Project Area. It will be open from 9:00 A.M. to 5:00 P.M. one day a week; evening and Saturday hours will be arranged when indicated.

4. Referrals to Cooperating Real Estate Firms and the Housing Authority

Site occupants will be referred to private real estate firms, landlords, builders, etc., after said unit has been inspected and approved by the relocation staff.

5. Inspection of Relocation Housing

All relocation housing, other than public housing and FHA approved housing will be inspected, including that of self-relocated families. If such families have moved to sub-standard housing, they will be considered as temporarily

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relocated and will be urged to take advantage of the resources of the relocation staff in obtaining standard accommodations. Records will be maintained on all private relocation housing.

If a family or single person declines a standard housing unit and relocates into a dwelling unit that does not meet code requirements for standard housing, the relocation staff will refer the matter to the appropriate local code enforcing agency.

6. Tracing of Families Who Have Left Without Leaving a New Address

The relocation staff will attempt to trace families who have disappeared from the project area by using available sources for locating them; i.e., employers, school registrations, social agencies, telephone and utility records. When families cannot be found after a two-month period, they will be dropped from the work load.

7. Referral to Social Agency of Families Requiring Assistance

Families requiring assistance of a special nature will be offered the services of qualified persons on the relocation staff. Arrangements for referring families and single persons requiring long-term assistance to appropriate social agencies and organizations are now being developed as part of the comprehensive relocation program.

8. Assistance to Prospective Home Buyers in Obtaining Mortgage Financing

The relocation staff will explain all aspects of the FHA Section 221 mortgage insurance program and give all possible assistance to families wishing to purchase a home under this or other mortgage financing programs. Families will be assisted in filing for mortgages and mortgage insurance through FHA.

FHA Form 3476, Certificate of Eligibility Under Section 221 of the National Housing Act, will be provided to those families who are interested.

E. Eviction Policy and Proceedings of the Boston Redevelopment Authority

The Authority will make all possible efforts to avoid the eviction of any family from the Project Area. Eviction shall occur only against site families who:

1. Are financially able to and refuse to pay rent to the Authority;
2. Use the premises for illegal purposes;
3. Refuse without valid reason three or more referrals of suitable and approved accommodations;
4. Are squatters in dwellings vacated by families who have been relocated;
5. Refuse to admit rehousing interviewer.

Prior to eviction, the family will be offered all of the relocation services offered by the Authority. In addition, an attempt will be made to enlist the services of the appropriate community social service agency if it appears that the family requires special assistance. Finally, each case must be approved by the Executive Director or Assistant Executive Director prior to eviction. All evictions must be authorized by a majority vote of the Redevelopment Authority.

F. Relocation Payments

All relocation payments will be made in accordance with the Rules and Regulations Governing Relocation Payments, as prescribed in the Federal Register, 26 F.R. 7826, August 23, 1961. Detailed information on the method of payment will be made available at the site office.

1. Eligibility

Relocation payments will be made to families, individuals and businesses in the Project Area who are eligible according to the above Regulations.

2. Time Limit

The claim for Relocation Payment for moving expense or direct loss of property must be filed with the Authority by the claimant within six (6) months of the time that the expense has been incurred.

3. Method of Payment

Relocation payments will be made to all eligible site occupants on the following fixed payment basis.

For families and single persons owning furniture:

<u>Size of Unit Occupied</u>	<u>Fixed Amount</u>
1 room	\$ 40.00
2 rooms	55.00
3 rooms	70.00
4 rooms	85.00
5 rooms	100.00
6 rooms	115.00
7 rooms	130.00
8 rooms	145.00
9 rooms	160.00
10 rooms	175.00
11 rooms	190.00
12 rooms	200.00
Single persons not owning furniture	5.00
Family not owning furniture	10.00

The Authority will pay the actual and necessary moving expenses, plus personal property losses, in lieu of the above schedule, but not to exceed \$200.00, if the family being relocated so desires.

G. Services to be provided by the Authority to individuals and business concerns

1. The relations with individual residents occupying separate housekeeping units or rooms will be the same as with families. All relocation services will be offered, including referrals to public housing, if eligible, or to private rental housing. Relocation payments will be made to eligible individuals under the provisions set forth in Relocation Payments Program.
2. The business concern will receive all information available to other site occupants and help with relocation, if necessary. If eligible, the firm will receive payment for moving expense and/or any direct property loss, in accordance with the established rules and regulations.

H. Additional State or Local Relocation Requirements

There are no additional relocation requirements specified in applicable State laws or local ordinances.

HOUSING AND HOME FINANCE AGENCY
URBAN RENEWAL ADMINISTRATION

**ESTIMATED HOUSING REQUIREMENTS AND
RESOURCES FOR DISPLACED FAMILIES**

PROJECT LOCALITY	Boston, Massachusetts	
PROJECT NAME	North Harvard	
PROJECT NUMBER	R-54	
DATE OF SUBMISSION		
ESTIMATED LENGTH OF DISPLACEMENT PERIOD:	6	MONTHS

INSTRUCTIONS: Place original in Binder No. 1, and one copy each in Binders No. 2, 3, and 4.

I. NUMBER OF FAMILIES IN PROJECT AREA AND NUMBER TO BE DISPLACED

FAMILIES	TOTAL	WHITE	NONWHITE
A. Estimated number of families in project area	71	71	0
B. Estimated number to be displaced from property to be acquired	71	71	0
C. Estimated number to be displaced from property not to be acquired	0	0	0

II. CHARACTERISTICS OF FAMILIES TO BE DISPLACED FROM PROPERTY TO BE ACQUIRED

ESTIMATED NUMBER OF FAMILIES TO BE DISPLACED FROM PROPERTY TO BE ACQUIRED	TENURE		ELIGIBILITY FOR LOW-RENT PUBLIC HOUSING	
	TENANTS	OWNERS	ELIGIBLE	INELIGIBLE
1. Total	48	23	45	26
2. White	48	23	45	26
3. Nonwhite	0	0	0	0

III. CHARACTERISTICS OF FAMILIES TO BE DISPLACED FROM PROPERTY NOT TO BE ACQUIRED

ESTIMATED NUMBER OF FAMILIES TO BE DISPLACED FROM PROPERTY NOT TO BE ACQUIRED	TENURE		ELIGIBILITY FOR LOW-RENT PUBLIC HOUSING	
	TENANTS	OWNERS	ELIGIBLE	INELIGIBLE
1. Total	None			
2. White				
3. Nonwhite				

IV. PROPOSED REHOUSING OF FAMILIES INCLUDED IN BLOCKS II AND III ABOVE

PROPOSED REHOUSING	TOTAL NUMBER			NUMBER OF EXISTING UNITS			NUMBER OF NEW UNITS		
	TOTAL	WHITE	NON- WHITE	TOTAL	WHITE	NON- WHITE	TOTAL	WHITE	NON- WHITE
TOTAL FAMILIES	71	71	-	1133	1133	-	-	-	-
1. Private Rental Housing	39	39	-	180(1)	180(1)	-	-	-	-
2. Private Sales Housing	10	10	-	68(1)	68(1)	-	-	-	-
3. Low-Rent Public Housing	14	14	-	831	831	-	-	-	-
4. Other Public Housing	8	8	-	54(1)	54(1)	-	-	-	-

(1) Brighton-Allston only.

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PROJECT NAME

PROJECT NUMBER

V. SIZE AND INCOME CHARACTERISTICS OF FAMILIES TO BE DISPLACED FROM PROJECT AREA
(Include all listed under II and III)

A. SIZE AND INCOME OF WHITE FAMILIES TO BE DISPLACED FROM PROJECT AREA

MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES	NUMBER OF FAMILIES BY FAMILY SIZE ¹								
		1	2	3	4	5	6	7	8	9 OR MORE
TOTAL	71	5	22	18	8	4	7	3	4	-
\$0 - \$49	0	-	-	-	-	-	-	-	-	-
\$50 - \$99	3	-	1	1	1	-	-	-	-	-
\$100 - \$149	2	1	1	-	-	-	-	-	-	-
\$150 - \$199	4	1	2	1	-	-	-	-	-	-
\$200 - \$249	7	2	2	-	-	2	-	-	1	-
\$250 - \$299	8	0	2	-	2	-	1	2	1	-
\$300 - \$349	18	-	6	6	1	1	3	1	-	-
\$350 - \$399	1	-	0	0	1	-	-	-	-	-
\$400 - \$449	12	1	1	6	1	-	2	-	1	-
\$450 - \$499	9	-	3	2	2	1	-	-	1	-
\$500 or more	7	-	4	2	-	-	1	-	-	-

SIZE AND INCOME OF NONWHITE FAMILIES TO BE DISPLACED FROM PROJECT AREA

MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES	NUMBER OF FAMILIES BY FAMILY SIZE ¹								
		2	3	4	5	6	7	8	9 OR MORE	
TOTAL	None									
\$0 - \$49										
\$50 - \$99										
\$100 - \$149										
\$150 - \$199										
\$200 - \$249										
\$250 - \$299										
\$300 - \$349										
\$350 - \$399										
\$400 - \$449										
\$450 - \$499										
\$500 or more										

¹ Draw a zigzag line differentiating eligible from ineligible families, by family size, for admission to public housing.

PROJECT NAME					PROJECT NUMBER										
VI. ESTIMATED HOUSING RESOURCES															
TYPE OF HOUSING	NUMBER OF UNITS EXPECTED TO BE AVAILABLE DURING DISPLACEMENT PERIOD														
	AVAILABLE TO WHITE FAMILIES					AVAILABLE TO NONWHITE FAMILIES									
	1 BEDROOM (a)	2 BEDROOMS (b)	3 BEDROOMS (c)	4 BEDROOMS (d)	5 OR MORE BEDROOMS (e)	1 BEDROOM (f)	2 BEDROOMS (g)	3 BEDROOMS (h)	4 BEDROOMS (i)	5 OR MORE BEDROOMS (j)					
A. PUBLIC HOUSING															
1. Federally aided (1)	131	403	238	48	11	Not applicable.									
2. State or locally aided (2)	7	24	18	3	2										
B. STANDARD PRIVATE RENTAL HOUSING (2)															
TOTAL	77	52	42	6	3	Not applicable									
GROSS MONTHLY RENTAL															
Under \$40	1	-	-	-	-										
\$40 - \$49	1	1	-	-	-										
\$50 - \$59	1	3	1	-	-										
\$60 - \$69	1	-	-	-	-										
\$70 - \$79	5	1	-	-	-										
\$80 - \$89	10	5	4	-	-										
\$90 and over	58	42	37	6	3										
C. STANDARD SALES HOUSING (2)															
TOTAL						Not applicable									
LES PRICE															
Under \$5,000	-	-	-	-	-										
\$5,000 - \$5,999	-	-	-	-	-										
\$6,000 - \$6,999	-	-	-	-	-										
\$7,000 - \$7,999	-	-	-	-	-										
\$8,000 - \$8,999	-	-	-	-	-										
\$9,000 - \$9,999	-	-	-	-	-										
\$10,000 - \$11,999	-	-	-	-	-										
\$12,000 and over	-	4	40	12	12										

{2} Brighton-Allston district only; 6-month period. vacancies.
 {1} Available in other sections of City of Boston; 6 mos., gross

BOSTON HOUSING AUTHORITY

230 CONGRESS STREET, BOSTON 10, MASSACHUSETTS

June 22, 1962

Robert F. Rowland, Director
Community Renewal Administration Division
Boston Redevelopment Authority
City Hall Annex
Boston 8, Massachusetts

Dear Mr. Rowland:

This will answer the request contained in your letter of June 12, 1962 for certain information with respect to public housing as a relocation resource. The information is supplied in the order the various points of inquiry appeared in your letter.

- (1) Number of units under management, broken down by bedroom size and racial availability:

The Housing Authority has currently under management a total of 14,003 dwelling units. The Federally-aided program consists of 10,242 units, including a recently completed development of 86 apartments designed specifically for occupancy by the elderly. The State-aided programs include 3,681 units of Veterans' housing developed under Chapter 200, and a development of 80 apartments for elderly occupancy built under Chapter 667 of the Massachusetts General Laws.

The distribution of these units according to bedroom size is as follows:

<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4 BR</u>	<u>5 BR</u>
3,229	5,742	3,943	914	175

Eligible families are admitted according to relative housing need regardless of race, creed, color or national origin. Approximately 15 percent of present occupancy is non-white.

- (2) Status of any plans for additional units, with details as to bedroom size, racial availability and estimated dates of availability for occupancy:

Five Federally-aided developments, designed for occupancy by the elderly, are under construction. These developments contain a total of 314 units, including 298 one-bedroom and 16 two-bedroom apartments.

June 22, 1962

Four of these developments, with 214 units, will become available for occupancy by July, 1962, and the fifth development of 96 units will be completed by March, 1963.

Eligible applicants will be admitted to these developments in accordance with relative housing need, regardless of race.

The Authority is also developing plans for an additional 1,000 units under the Federal program, mostly for elderly occupancy, and some 284 units under the State elderly housing program. Completion for occupancy is expected in 1963 - 1964.

(3) Income limits for initial and continued occupancy:

a) Federal program:

<u>Number of Persons in Family</u>	<u>Maximum Income Limits in Terms of Net Family Income After Exemptions</u>		
	<u>Admission</u>		<u>Continued Occupancy</u>
	<u>Regular</u>	<u>Special*</u>	
1 or 2	\$3,600.	\$4,500.	\$4,950.
3 or 4	3,800.	4,750.	5,225.
5 or 6	4,100.	5,125.	5,638.
7 or more	4,400.	5,500.	6,050.

*In view of the special hardships faced by low-income families displaced by public action and in order to facilitate their rehousing, the Housing Authority has established special admission income limits for these families that are higher than for other low-income families under the Federal program.

b) State program - (Chapter 200-Veteran):

<u>Number of Minors in Family</u>	<u>Maximum Income Limits in Terms of Net Family Income</u>	
	<u>Admission</u>	<u>Continued Occupancy</u>
0	\$4,350.	\$5,000.
1	4,550.	5,200.
2	4,750.	5,400.
3	4,950.	5,600.
4	5,150.	5,800.
5	5,350.	6,000.

In the above schedule, the amount of \$200 has been added to the basic income limits as an allowance for each minor. The \$200 allowance

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June 22, 1962

is also applicable for each minor in excess of five in a family.

c) State program - (Chapter 667 - Elderly):

<u>Number of Persons in Family</u>	<u>Maximum Income Limits in Terms of Net Family Income</u>	
	<u>Admission</u>	<u>Continued Occupancy</u>
1	\$2,500.	\$3,125.
2	3,000.	3,750.

Net Income for eligibility purposes means total gross family income from all sources to all members of the family including children, less certain deductions such as, amounts taken out of earnings for social security or other pension benefits. An exemption of \$100 in the Federal program, and \$200 in the State program (Chapter 200), is allowed for each minor member of a family. Further exemptions are allowed in connection with disability or death benefits for military service.

(4) Minimum rent charge:

The rental charges in public housing are related to the income of each tenant. Minimum rent charges, however, have been established as follows:

Regular minimum rent (all bedroom sizes):

a) Federal program:

General program	\$40.00
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Elderly program	45.00
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b) State - Chapter 200 - Veteran 50.00

c) State - Chapter 667 - Elderly 57.00

Special minimum rent for tenants receiving Old Age Assistance, Disability Assistance and Aid to Dependent Children allowances from Welfare Department:

1 or 2-bedrooms	\$47.00
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3 or more bedrooms	55.00
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These minimum rents are gross rental charges and include the cost of heat, continuous hot water, electricity for lighting and electricity or gas for cooking and refrigeration.

- (5) Priority of admission preference to be given to Title I project displaceses, and estimated number of units to be available to them, broken down by bedroom size and racial availability:

Families which are to be displaced by any public slum clearance, redevelopment, or urban renewal project, or which were so displaced within three years prior to applying for admission to public housing are given first preference in admission, along with families displaced by a low-rent public housing project, or through action of a public body or court in the enforcement of housing standards or the demolition, closing or improvement of dwelling units. This preference is also applicable to families required to move because they cannot afford the increased rent caused by improvement of a dwelling unit to bring it into compliance with housing standards.

During 1961, a total of 1,616 public housing apartments were vacated. This represents an annual turnover rate of 12.0 percent. On the basis of this rate of turnover and recent experience regarding the size distribution of units vacated, the following availability in the low-rent program in operation is estimated for a 12-month period:

<u>Number of bedrooms:</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>
<u>Number of units:</u>	263	806	477	97	23

The availability of additional units currently under construction and under planning was previously indicated in section (2).

As stated before, all units are available to eligible families on the basis of relative housing need without regard to race.

- (6) Admission requirements other than those related to income and family composition:

Federal program:

The Housing Authority admits as tenants to Federally-aided housing families who meet the following requirements:

- a) families whose net income comes within the maximum income limit;
- b) families consisting of two or more related persons, except for individuals 65 years of age and over;
- c) families in need of housing who are living in unsafe, unsanitary, overcrowded, or otherwise substandard housing, or who are being displaced by slum clearance, public housing, etc., or are without housing through no fault of their own;

June 22, 1962

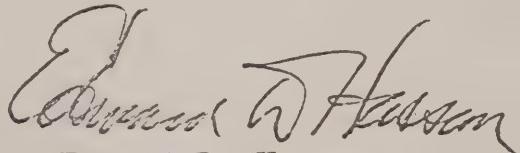
- d) families meeting statutory citizenship requirements; and
- e) families who have been residents of the City of Boston for at least 3 years. This administrative requirement has been waived for displaced families on an individual case basis.

State program:

Occupancy in State-aided (Chapter 200) housing is restricted to families of veterans of two or more persons, except that when units are available for which there are no eligible families, individual veterans over fifty years of age or non-veterans over sixty-five years of age may be admitted. Other admission requirements are the same as indicated for the Federal program.

Should you desire further information in this regard, or an answer in greater depth to the various questions posed in your letter, advise us and we will be pleased to comply.

Very truly yours,


Edward D. Hassan
Chairman



APPLICATION FOR LOAN AND GRANT
PART 1 -- FINAL PROJECT REPORT
PROJECT NO. MASS. R-54

BINDER NO.

North Harvard Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:

STATEMENT ACCOMPANYING FORM H-6122

CODE NO. R-223 (2)

Estimates of Housing Needs and Resources

1. Form H-6122 is attached.
2. The sources of material for Form H-6122 are:
 - (a) Complete survey of residents of North Harvard Urban Renewal Area conducted by the Survey Division of the Boston Redevelopment Authority in July, 1961
 - (b) 1960 U. S. Census of Housing statistics for eight census tracts contiguous to the Project Area (Y-1, Y-2, Y-3A, Y-3B, Y-4, Y-5A, Y-5B, Y-5C).
 - (c) Boston Sunday Globe, Real Estate (rental and sales housing) Sections, December 31, 1961, and March 4, 1962, and June 10, 1962.
3. The amounts of rent which families can pay are estimated, using family size and total income as guides. Rent-income ratios of approximately 25 per cent are used as standards for determining rent-paying ability. The basic characteristics of the 71 families to be displaced is shown in Blocks I, II, III, and V of Form H-6122.

The proposed rehousing of displaced families indicated in Block IV of Form H-6122 has been estimated primarily on the basis of the number of vacancies expected to occur in the existing housing inventory in private rental and sales housing in the eight U. S. Census Tracts, contiguous to the Project Area, and in public rental housing in two state-aided housing projects most closely located to the Project Area.

Size and Bedroom Requirements

The utilization of available housing vacancies is based on the following assumptions as to the relationship between family size and bedroom requirements.

Size of Household	1	2	3	4	5	6	7	8 or more
Bedrooms per Family	1	1	2	2-3	3	3-4	4	5

Proposed Rehousing

The proposed displacement period for the Project is six (6) months. From the characteristics of families to be displaced shown in Block V of Form H-6122, and the estimated housing resources shown in Block VI of Form H-6122, the following rehousing program is developed.

	1 bdrm.	2 bdrms.	3 bdrms.	4 bdrms.	5 or more bdrms.
Total Units Needed	27	22	11	7	4

Total Public Housing Units on Market

Brighton-Allston district only (1)	7	24	18	3	2
Other parts of City (1)	131	403	238	48	11
Total Private Rental Units on Market (2)	77	52	42	6	3
Total Private Sales Units on Market (2)		4	40	12	12

	1 bdrm.	2 bdrms.	3 bdrms.	4 bdrms.	5 or more bdrms.
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Total Public and Private Rentals Brighton-Allston District only (1)	84	76	60	9	5
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There are a total of 906 state-aided public housing units in the two projects in the Brighton-Allston District. These units are distributed by unit size as follows: 1 bedroom - 13%; 2 bedrooms - 46%; 3 bedrooms - 34%; 4 bedrooms - 6% and 5 bedrooms - 1%. The availability of vacancies varies with unit size and is the largest in number in 2 and 3 bedroom units.

Of the 45 families tentatively eligible for public housing, Block IV, Form H-6122 shows approximately one-half or 22 of these re-housed in such housing. The available public housing vacancies in the two projects in the District should absorb some of these. However, for families requiring one bedroom, and possibly some families requiring four or more bedrooms, use will be made of units in projects in other parts of the City. It is felt that particularly elderly families will avail themselves of the opportunity for this type of housing. (See Form H-6122, Block VI, S. Public Housing, 1. Federally-Aided, for available vacancies in other parts of the City for 6 month's period).

Of the remaining 49 families for which housing is to be provided, the availability of private rental accommodations in housing areas near the Project Area is as follows(3)

(1)6-month period

(2)Brighton-Allston District only

(3)Based on vacancies for a 6-month period for eight contiguous U. S. Census Tracts

PRIVATE RENTAL HOUSING

<u>Rent per Month</u>		<u>1 BR</u>	<u>2 BR</u>	<u>3 or more BR</u>
<u>\$60 - 69</u>	<u>Total Units Available</u>	1		
	<u>Total Families in Rent Category</u>			
<u>\$70 - 79</u>	<u>Total Units</u>	5	1	
	<u>Total Families in Rent Category</u>	1	1	
- - - (approximate line between eligible and - - - ineligible for public housing on income-rent ratios)				
<u>\$80 - 89</u>	<u>Total Units</u>	10	5	4
	<u>Total Families in Rent Category</u>	6	4	3
<u>\$90 and over/Total Units</u>		53	42	46
	<u>Total Families in Rent Category</u>	9	14	11

Rental figures in the above chart are based on the eight contiguous U. S. Census Tracts only. Vacant units are estimated to be standard in the same proportion as occupied units.

To get the range of unit sizes, a distribution was made for these tracts by block averages. These were adjusted by comparison with the three Boston Sunday Globe Real Estate Sections for the same contiguous housing areas.

Rents were increased 35% to incorporate the gross monthly rental definition and rooms (from the census and the newspapers) were adjusted to bedrooms as follows:

<u>Rooms</u>		<u>Bedrooms</u>
1-3.4	-	1
3.5-4.9	-	2
5.-6.4	-	3
6.5-7.9	-	4
8.0 and over	-	5

Note that the Private Rental Housing Chart includes for comparison only families that indicated a preference for sales housing and ability to purchase.

It can be assumed, however, that not all families and individuals will desire to be rehoused in the Brighton-Allston District. An estimate of standard vacant private rental housing for the City of Boston follows:

ESTIMATE OF STANDARD VACANT PRIVATE RENTAL HOUSING, BOSTON 1960

Number of Units--Standard Private Rental Housing

Gross Monthly Rent	1BR	2BR	3BR	4BR	5 or more
Total	2575	4285	205	87	44
Under \$39	-	136	-	-	-
\$40 - \$49	257	415	-	-	-
\$50 - \$59	525	966	-	-	-
\$60 - \$69	146	330	20	5	3
\$70 - \$79	281	741	35	10	5
\$80 - \$89	226	427	52	15	8
\$90 & over	1140	1270	98	57	28

Sources: 1. U. S. Census of Housing: 1960, Boston, Massachusetts.

2. Public Housing in Boston of Dwelling Units in Federal and State-Aided Housing Projects.

Method of Determining Standard Private Rental Housing in Boston 1960.

Sources: 1. U. S. Census of Housing, 1960, Boston, Massachusetts.

2. Public Housing Boston (1-page photo-copy listing number of dwelling units in Federal and State-aided housing projects).

From the Census data a figure of 14,098 vacant dwelling units was determined. To this number the percentage of sound units with all plumbing facilities (71.9%) was applied resulting in 10,136 standard vacant dwelling units.

The number of standard units for rent was estimated by multiplying 10,136 by the percentage of renter-occupied housing units (72.7%). The resulting number 7,369 was interpreted as the number of standard vacant rental units.

There would appear to be ample private rental accommodations in a range of dwelling unit sizes and at various rental levels sufficient to offer a wide range of choice to families and persons to be relocated from the Project Area.

Block IV of Form H-6122 indicated 39 families and single persons housed in private rental housing accommodations.

Although the percentage of owner-occupancy is high (32%), it is estimated that fewer families will purchase housing upon relocating. Of the 23 owners, 6 are 65 years of age or over and approximately one in five indicated a desire to purchase housing upon relocating.

It is estimated that 10 families will purchase housing on relocating.

An evaluation of private sales housing similar to that discussed previously for rental housing has been carried out for the eight contiguous U. S. Census Tracts.

PRIVATE SALES HOUSING (1)

<u>Sales Price</u>	<u>1BR</u>	<u>2BR</u>	<u>3 or more BR's</u>
\$10,000 - 11,999	---	---	---
\$12,000 and over	---	4	64

(1) single family housing, Brighton-Allston.

Based on Standards for Displacee's Ability to pay for housing (Relocation Report, Paragraph B, Relocation Standards) sales price should not exceed $2\frac{1}{2}$ times family income on the average. Using this standard for the families as tabulated in Block V of Form H-6122, families with a monthly income of \$350 per month or more would be prospective home purchasers of houses of \$10,000 or over. For the 28 families in income categories of \$400 per month or more, there appears to be an ample supply of sales housing in the contiguous housing areas at \$12,000 and over sales prices.

With the availability of the Section 221 mortgage insurance program and using the general standard of family income to sales price discussed above, it is possible that families presently renting will desire and be able to purchase housing. Eligible site occupants interested in purchasing will be issued FHA Form 3476, Certificate of Eligibility under Section 221 of the National Housing Act. Families with monthly incomes of \$300 or more, in this Project totalling 47 of the 71 families or about $\frac{2}{3}$ of the families, could be enabled to purchase sales housing from \$9000 up in price. Following is an estimate of standard vacant sales housing in Boston, from the 1960 Census of Housing.

ESTIMATE OF STANDARD VACANT SALES HOUSING, BOSTON (1)

	<u>2BR</u>	<u>3BR</u>	<u>4BR</u>	<u>5 or more BR</u>
Total				
Under \$5,000				
\$5,000-\$5,999				
\$6,000-\$6,999				
\$7,000-\$7,999				
\$8,000-\$8,999	15			
\$9,000-\$9,999	30			
\$10,000-\$11,999	270	126	24	6
\$12,000-Over	881	498	93	33

(1) Single family houses only.

With the general availability of sales housing at a range of prices, it is possible that a number of the 39 families rehoused in private rental housing in Block IV of Form H-6122 will purchase sales housing in Boston.

(2) Conclusions as to Relocation Requirements and Resources.

Analysis of housing requirements and resources as presented on Form H-6122 has led to the general conclusion that available public and private housing resources are sufficient to meet the housing needs of families to be displaced from the project area.

(3) Determination of Family's Ability to Pay for Housing.

Additional information on the financial resources of families to be displaced from the project will be obtained when more detailed interviews with each site occupant are carried out during execution of the relocation plan. In evaluating the ability of a family to rent or purchase housing, the following cost-income ratios will be used. For rental accommodations, a family will be expected to pay about 22 to 25 per cent of its income for gross rent. For sales housing, a family will be expected, as a general rule, to be able to afford a purchase price of approximately 2-1/2 times the total annual family income. In the application of these general rules, appropriate allowances will be made for family size, composition, earning capacity, disability, and other characteristics.

(4) Consideration of Competing Demands.

An estimate of competing demands for available housing as a result of other Urban Renewal and other governmental displacement activities for the projected displacement period has been made. The displacement period for this Project Area is six (6) months, beginning October, 1962. Available information indicates that the amount of concurrent dislocation during the displacement period is as follows:

Urban Renewal: Estimated Families (including single persons) in Housekeeping Units to be Displaced.

Project:	<u>Total Displacement</u>					
	1962			1963		
	F	Group QT	NR	F	Group QT	NR
Gov't Center	360	200	400	-	-	400
Waterfront	-	-	-	40	15	-
Charlestown	-	-	-	240	20	26
Parker-Hill Fenway	-	-	-	380	32	13
Washington Park	105	-	22	420	-	90
Mattapan	-	-	-	30	-	1
Castle Square	430	55	100	100	15	20
Other South End	-	-	-	160	130	18
 TOTAL	 895	 255	 522	 1370	 212	 568

Project: Family Displacement by Race:
White - Non-White (Negro & Other)

	<u>Total</u>	<u>1962</u>		<u>Total</u>	<u>1963</u>	
		<u>White</u>	<u>Non-White</u>		<u>White</u>	<u>Non-White</u>
Gov't Center	360	360	0	-	-	-
Waterfront	-	-	-	40	39	1
Charlestown	-	-	-	240	239	1
Parker-Hill Fenway	-	-	-	380	346	34
Washington Park	105	15	90	420	63	357
Mattapan	-	-	-	30	30	-
Castle Square	430	310	120	100	72	28
Other South End	-	-	-	160	94	66
TOTAL	895	685	210	1370	883	487

Other Governmental Displacement

	<u>1962</u>			<u>1963</u>		
	<u>F</u>	<u>Group QT</u>		<u>F</u>	<u>Group QT</u>	
		<u>NR</u>	<u>NR</u>		<u>NR</u>	<u>NR</u>
Public Housing	75	(X)	(X)	75	(X)	(X)
Code Enforcement Demolition	200	(X)	(X)	200	(X)	(X)
TOTAL	275			275		

Other Governmental Displacement

	<u>1962</u>			<u>1963</u>		
	<u>Total</u>	<u>White</u>	<u>Non-White</u>	Data not available		
Public Housing Construction	75					
Code Enforcement Demolition	200					
TOTAL	275					

NOTES:

(X) = No estimate available at this time.

F = Families, including single persons, in house-keeping units.

Group QT = Roomers, Lodgers, etc.

NR = Business and other non-residential

(16)

The competing displacement activities for other Urban Renewal Projects during the projected displacement period for this Project are not of such magnitude or character as to present serious competing demands for relocation housing.

The established relocation pattern for Government Center, the projected relocation housing programs for Charlestown and Parker Hill - Fenway and the small displacement from Waterfront and Mattapan Projects are or will be such (as presently proposed) that competition for housing in excess of resources will present no significant obstacle to relocation.

Relocation from Castle Square, other parts of the South End and Washington Park will be carried out over a longer period of time (one year, ten years and four years, respectively) than will the displacement from this Project Area. The proposed rehousing programs for these other project areas, the distance between the adjacent housing areas of these four projects, and the general availability of relocation housing opportunities for North Harvard displacees indicates that demand for housing by these concurrent displacements will not be in excess of resources.

(5) Rehousing of Minority Groups.

There are no minority group families among the seventy-one (71) to be displaced from the Project Area.

All families with social problems will be skillfully handled to insure their receiving the needed kinds of social services. By utilizing trained personnel, the Authority will be in a position to enable families to seize every opportunity to make a better adjustment during this period of transition.

(6) Financing for Purchase of Homes by Non-white Families.

There are no non-white families among the seventy-one (71) to be displaced from the Project Area.

(7) Estimate of Site Occupants Other Than Families to be Displaced

There are five (5) single householders (included in Form H-6122) in the project area. All services available to families will also be available to these householders. There is one (1) non-residential establishment in the Project Area.